



May 16, 2006 CPC
June 28, 2006 BS

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06SN0257

Chesterfield County - Utilities Department

Matoaca Magisterial District
11730 River Road

REQUEST: Conditional Use to permit a public utility use (water pump station and water tank) in an Agricultural (A) District.

PROPOSED LAND USE:

A ground-mounted water storage tank and pump station are planned.

PLANNING COMMISSION RECOMMENDATION

RECOMMEND APPROVAL SUBJECT TO THE CONDITIONS ON PAGE 2.

STAFF RECOMMENDATION

Recommend approval for the following reasons:

- A. The proposal conforms to the Public Facilities Plan, which recommends expansion of the existing water system, to include storage tanks and pumping stations, by 2015.
- B. The proposed uses will accommodate residential development consistent with the recommendations of the Southern and Western Area Plan.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER(S) MAY PROFFER CONDITIONS. THE CONDITIONS NOTED WITH "STAFF/CPC" WERE AGREED UPON BY BOTH STAFF AND THE COMMISSION. CONDITIONS WITH ONLY A "STAFF" ARE RECOMMENDED SOLELY BY STAFF. CONDITIONS WITH ONLY A

"CPC" ARE ADDITIONAL CONDITIONS RECOMMENDED BY THE PLANNING COMMISSION.)

CONDITIONS

- (STAFF/CPC) 1. Any building or mechanical equipment shall comply with Sections 19-570 (b) and (c) and 19-595 of the Zoning Ordinance relative to architectural treatment of building exteriors and screening of mechanical equipment. Any buildings shall have a residential appearance and design. The exact treatment of the facility shall be approved by the Planning Department. (P)

(NOTE: This condition would require the screening of mechanical equipment, located on, or associated with, any building from adjacent properties and public rights of way. This condition would not require screening for the tank)

- (STAFF/CPC) 2. The tank shall be grey or another neutral color, acceptable to the Planning Department. (P)

GENERAL INFORMATION

Location:

North line of River Road at its intersection with Ivey Mill Road and better know as 11730 River Road. Tax ID 746-630-2124.

Existing Zoning:

A

Size:

7.0 acres

Existing Land Use:

School (Union Branch Elementary)

Adjacent Zoning and Land Use:

North, South, East - A; Single family residential or vacant
West -C-2; Commercial

UTILITIES

Public Water System:

There is an existing sixteen (16) inch water line extending along the south side of River Road, opposite the request site. While the proposed water pumping station will be an unmanned facility, public water will be available for use during the periodic visit of Utility Department maintenance personnel. Use of the public water system is required by County Code.

Public Wastewater System:

The public wastewater system is not available to serve the request site. This site is within the area designated by the Southern and Western Plan of anticipated R-88 zoning where the use of private septic systems is permitted. Use of a private septic system is intended for this site.

ENVIRONMENTAL

Drainage and Erosion:

The subject property drains to the north via tributaries to Reedy Branch and then via Reedy Branch to Swift Creek. There are currently no known on- or off-site drainage or erosion problems and none are anticipated after development.

PUBLIC FACILITIES

Fire Service:

Phillips Fire Station, Company Number 13, Winterpock Fire Station, Number 19, currently provide fire protection and emergency medical service (EMS). This request will have a minimal impact Fire and EMS.

Transportation:

This request will have a minimal impact on the transportation network.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Southern and Western Area Plan, which designates the property for one (1) to five (5) acre lots, suited for R-88 zoning. Further, the Public Facilities Plan, a component of the Comprehensive Plan, recommends system expansion to include water tanks and pump stations. This facility will accommodate the residential growth designated on the Plan.

Area Development Trends:

Generally, the area is characterized by scattered single family residential development on acreage parcels. However, the area is experiencing residential subdivision development on large parcels surrounding Lake Chesdin. The Plan, and County Code address residential development of this area with the orderly extension of public water.

Development Standards:

As noted, the subject property lies in and area designated for residential development. Given the potential residential growth in the area, it is recommended that structures be designed to be compatible with residential development (Condition 1). Further, the color of the tank should be such that it blends with the background sky color so as to minimize its visibility. (Condition 2)

CONCLUSION

The proposed land uses conform to the Plan. The use will accommodate area residential development anticipated by the Plan. Given these considerations, approval of this request is recommended.

CASE HISTORY

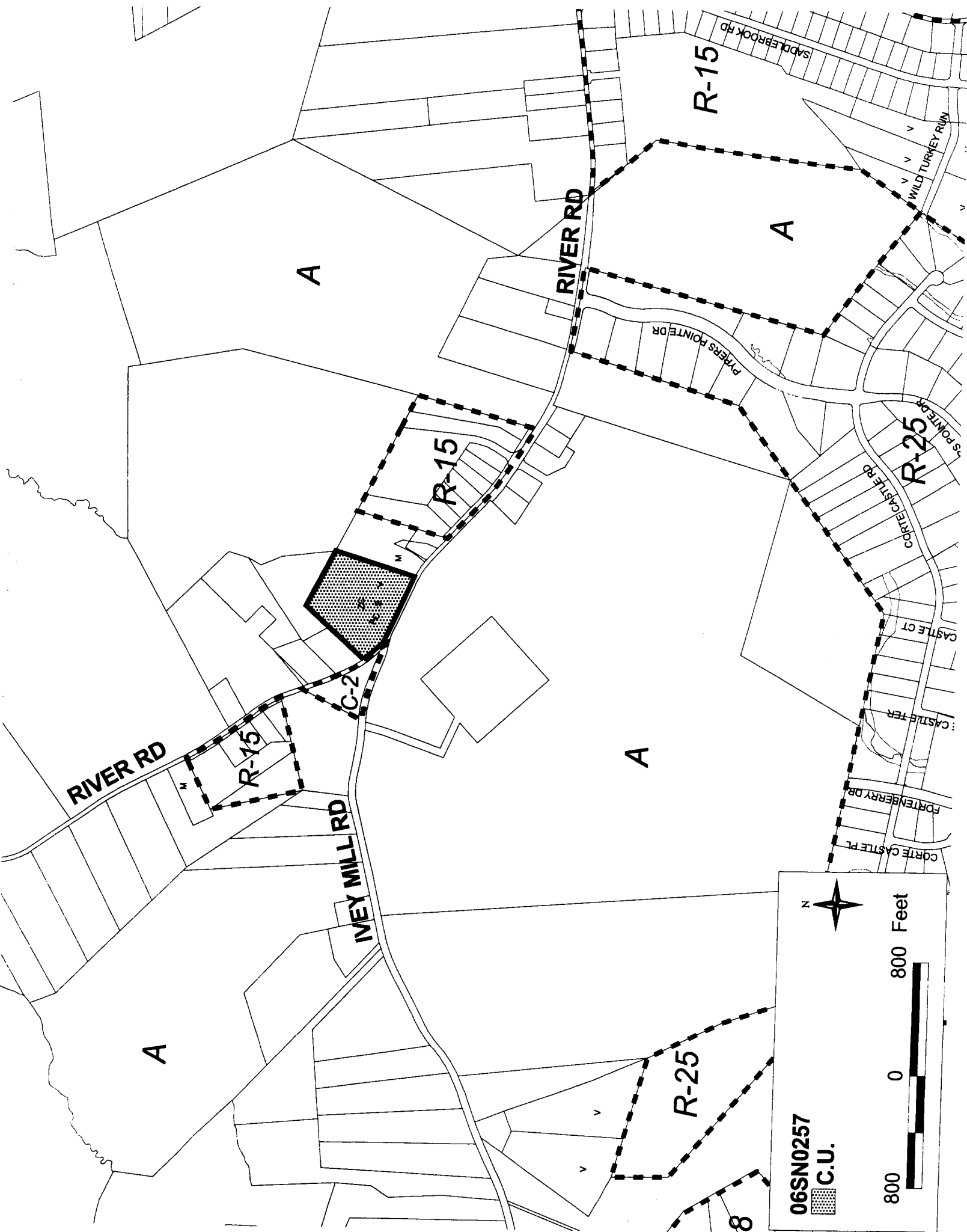
Planning Commission Meeting (5/16/06):

The applicant accepted the recommendation. There was no opposition present.

On motion of Mr. Bass, seconded by Mr. Gecker, the Commission recommended approval subject to the conditions on page 2.

AYES: Unanimous.

The Board of Supervisors, on Wednesday, June 28, 2006, beginning at 7:00 p.m., will take under consideration this request.



R-15

A

RIVER RD

A

PIPER'S POINTE DR

R-25

CORTES CASTLE RD

CASTLE CT

CASTLE TER

FORTENBERRY DR

CORTES CASTLE PL

R-15

IVEY MILL RD

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RIVER RD

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